

**CITY OF EAST PROVIDENCE  
STATE OF RHODE ISLAND  
ZONING BOARD OF REVIEW**

**A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 6 March 2013, at 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.**

**CONTINUED BUSINESS**

**1. CHENG REALTY, LLC, requests permission to introduce a second restaurant within an existing commercial building, without complying with the minimum off-street parking regulations, for property located at 5 – 11 CATAMORE BOULEVARD, being MAP 607 BLOCK 19 PARCEL 1.1, in a COMMERCIAL 5 DISTRICT. (Dimensional Variance - Petition No. 6501)**

**NEW BUSINESS**

**1. E. JENNY K. and THOMAS R. FLANAGAN, request permission to construct an addition onto a single-family dwelling, resulting in exceeding the maximum building coverage requirement, for property located at 641 BULLOCKS POINT AVENUE, being MAP 313 BLOCK 10 PARCEL 4, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance -**

**Petition No. 6510)**

**2. DAVID E. CHOPY, requests permission to construct an addition onto a single-family dwelling, without complying with the minimum side-yard setback requirement, for property located at 164 WILSON AVENUE, being MAP 403 BLOCK 20 PARCEL 15, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6511)**

**ALL OF THE FOLLOWING VARIANCE RELIEF RESULTS FROM A COMBINATION ADMINISTRATIVE SUBDIVISION AND MAJOR LAND DEVELOPMENT PROJECT PROPOSAL.**

**3A. ALBERTINO and ZITA MILHO request permission to retain a two-unit dwelling (previously used as a prohibited four-unit dwelling) on designated 'Lot No. 1' pursuant to the submitted administrative subdivision plan, otherwise defined as a prohibited land use, for property located at 41 - 43 OAKLEY STREET, being MAP 206 BLOCK 25 PORTION OF PARCEL 4, in a COMMERCIAL 3 DISTRICT. (Use Variance – Petition No. 6508)**

**3B. ALBERTINO and ZITA MILHO request permission to retain a two-unit dwelling on designated 'Lot No. 1' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area and lot width requirements as well as failing to comply with the required front-yard setback off of South Sharon Street, for property located at 41 - 43 OAKLEY STREET, being MAP 206 BLOCK**

**25 PORTION OF PARCEL 4, in a COMMERCIAL 3 DISTRICT.  
(Dimensional Variances – Petition No. 6509)**

**4A. ALBERTINO and ZITA MILHO request permission to retain a mixed residential and commercial structure (single residential unit and two commercial tenancies) on designated ‘Lot No. 2’ pursuant to the submitted administrative subdivision plan, otherwise defined as a prohibited land use, for property located at 272 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL 5, in a COMMERCIAL 3 DISTRICT.  
(Use Variance – Petition No. 6508)**

**4B. ALBERTINO and ZITA MILHO request permission to retain a mixed residential and commercial structure (single residential unit and two commercial tenancies) on designated ‘Lot No. 2’ pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area, lot width and off-street parking requirements, as well as failing to comply with the required front-yard setback off of South Sharon Street in regard to the existing structure and handicap ramp associated with said structure and introducing a dumpster that will be physically inaccessible, for property located at 272 WARREN AVENUE, being MAP 206 BLOCK 25 PARCEL 5, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances – Petition No. 6509)**

**5. ALBERTINO and ZITA MILHO request permission to retain an office building on designated ‘Lot No. 3’ pursuant to the submitted**

**administrative subdivision plan, without complying with the minimum lot width requirement and retain said office building without complying with minimum front-yard setback off of Warren Avenue, rear-yard setback and off-street parking requirements, as well as failing to comply with accessory dumpster setback and exceeding maximum impervious lot coverage requirements, for property located at 41 OAKLEY STREET and 278 WARREN AVENUE, being MAP 206 BLOCK 25 PORTION OF PARCEL 4 and PARCEL 6, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances – Petition No. 6509)**

**6. ALBERTINO and ZITA MILHO request permission to retain a restaurant on designated ‘Lot No. 4’ pursuant to the submitted administrative subdivision plan, without complying with the minimum front-yard setback requirement off of Warren Avenue in regard to the restaurant and accessory setback requirement in regard to the outdoor seating area and accessory handicap ramp off of Warren Avenue, and off-street parking requirement, as well as exceeding the maximum impervious lot coverage requirement, for property located at 53 OAKLEY STREET (Parcel 003.00), 282 WARREN AVENUE (Parcel 007.00), WARREN AVENUE (Parcel 008.00), 286-288 WARREN AVENUE (Parcel 009.00), and 302 WARREN AVENUE (Parcel 010.00), being MAP 206 BLOCK 25 PARCEL(S) 3, 7, 8, 9, and 10, in a COMMERCIAL 3 DISTRICT(Dimensional Variances – Petition No. 6509)**

**7A. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 5', pursuant to the submitted administrative subdivision plan, defined as a prohibited land use, for property located at 79 OAKLEY STREET, being MAP 206 BLOCK 25 PARCEL 2, in a COMMERCIAL 3 DISTRICT. . (Use Variance – Petition No. 6508)**

**7B. ALBERTINO and ZITA MILHO request permission to introduce a two-unit dwelling on designated 'Lot No. 5' pursuant to the submitted administrative subdivision plan, without complying with the minimum lot area and lot width requirements, for property located at 79 OAKLEY STREET, being MAP 206 BLOCK 25 PARCEL 2, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances – Petition No. 6509)**

**8. ALBERTINO and ZITA MILHO request permission to introduce a sports lounge / restaurant on designated 'Lot No. 6' pursuant to the submitted administrative subdivision plan, without complying with the minimum front and rear-yard setback requirements and off-street parking requirement, as well as exceeding the maximum impervious lot coverage requirement, for property located at 304 WARREN AVENUE (Parcel 011.00) and 308 WARREN AVENUE (Parcel 012.00), being MAP 206 BLOCK 25 PARCEL(S) 11 and 12, in a COMMERCIAL 3 DISTRICT. (Dimensional Variances – Petition No. 6509)**

**EDWARD PIMENTEL, AICP**

## **ZONING OFFICER / CLERK**

**“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”**